

THOMAS:STEVENSON

20-22 Lustrum Avenue, North Tees Industrial Estate, Stockton, TS18 2RB

to-let



Wellington House, Wellington Court, Preston Farm Business Park, TS18 3TA

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www.thomas-stevenson.co.uk

Description

Extremely prominent showroom on Portrack Lane, at the traffic lights junction to B & Q, Furniture Village, Go Outdoors, McDonalds, Oak Furniture Land, Screwfix etc. Close to Dunelm and Dream Beds.

As can be seen from the aerial photograph this is a very high profile location.

The building has been in the same ownership for many years trading as Creative Glass. It is a small showroom which has been adapted for the occupier with a central entrance, showroom accommodation, office accommodation and storage/manufacturing space. The layout can be adapted to suit the purposes of the next occupier due to the framed nature of the building.

Car parking provision is available to the front and there is space for more parking at the rear

Key information

- industrial / office / retail
- Stockton On Tees
- 2674 sqft
- High profile location
- Car parking

Accommodation

The building provides 248.44 sq metres (2,674 sq ft)

Tenure

The property is available on a new lease at a rent of £45,000 pa.

Rating assessment

The property has a Rateable Value of £10,500 and therefore currently benefits from small

business rate relief.

Planning

It is envisaged that the ingoing tenant will need to secure the necessary consent to take advantage of the excellent location and have the property put to similar uses to all the surrounding buildings.

Energy performance certificate

The Energy Performance Asset Rating is 72 (Band C).



Viewing

All enquiries and viewing arrangements are to be directed through Thomas Stevenson.

Contact: Paul Stevenson on 01642 713303.



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